

FINDINGS - EXHIBIT A
FINDINGS FOR DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 21, 2014 for this project. Mitigation measures are proposed to address cultural resources, geology and soils, noise, public services/utilities, recreation, and transportation/circulation and are included as conditions of approval.

Development Plan

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed 2 residential units do not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the single family style residential units are similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Avila Beach Drive and San Miguel Streets, local roads constructed to an improvement standard that will accommodate the additional vehicle trips.

Condominiums

- G. The proposed lot split into two 3,000 square foot parcels is justified because the residential unit ownership project, as determined with this Development Plan is consistent with the following findings:

ATTACHMENT 1

1. The common ownership external parcel is in compliance with the provisions of the Coastal Zone Land Use Ordinance because it meets the minimum parcel size of 6,000 square feet prior to subdivision.
2. The density of the residential units (two units) is in compliance with Section 23.04.084 because it is below the maximum allowable.

Modification

- H. Modification of the location standard as set forth in section 23.08.165 – Residential Vacation Rentals may be modified to less than 50 feet for both residences from the nearest existing vacation rental because the project is consistent with all other provisions of the section and because there are specific conditions relative to the site including site location, access and on-site parking that justifies the residences to be used as a vacation rental. The site is located approximately 0.2 miles from recreation and visitor-serving uses and will provide for two off-street parking spaces per residence to limit street parking. Given the visitor serving nature of the surrounding neighborhood, off-street parking availability, private access driveway (Colony Lane), and because the proposed use would not create any significant impacts as conditioned, the project meets all CZLUO standards for Residential Vacation Rentals and the modification of the location standard is justified.

Archeological Sensitive Area

- I. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because should resources be encountered construction will stop and the applicant will contact the County Planning and Building Department and Native American Representative.
- J. The site design and development cannot be feasibly changed to avoid intrusion into or disturbance of archaeological resources. Construction will use appropriate methods, as conditioned, to protect the integrity of the site.

Coastal Access

- K. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.